PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550



Bradbury Gardens Off Humberston Avenue

Humberston DN36 4SP

£635,000

NEW BUILD executive 6 Bed house in a PRIVATE & EXCLUSIVE DEVELOPMENT of only 8 houses off the very popular Humberston Avenue. Coming with a ten year builders Guarantee this superb development is being built by the highly regarded COLLIS BUILDERS who have a highly reputed history of delivering award winning homes. The house with be built with high quality materials with a superb finish as standard. A PC sum of £30,000 has been set aside for the kitchen bathrooms and floor and wall tiles with buyers able to put their own stamp on the house at this stage. Please make your enquiries asap to reserve this plot. Completion is currently targeted for late summer/autumn 2024.

CLEETHORPES:62 St Peters Avenue, Cleethorpes, DN35 8HPIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABLOUTH:3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: Email: Immingham : Email: Louth : info@croftsestateagents.co.uk immingham@croftsestateagents.co.uk louth@croftsestateagents.co.uk

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Hall 7' 3" x 13' 5" (2.2m x 4.1m)

Kitchen Diner 21' 4" x 12' 2" (6.5m x 3.7m)

Utility room 6' 11" x 7' 3" (2.1m x 2.2m)

wc

Lounge 13' 5" x 16' 5" (4.1m x 5.0m)

Day room 13' 1" x 12' 10" (4m x 3.9m)

Garage 17' 9" x 9' 10" (5.4m x 3m) **Primary bedroom** 14' 1" x 12' 10" (4.3m x 3.9m)

Primary En-suite 5' 11" x 9' 6" (1.8m x 2.9m)

Primary Dressing area 6' 7" x 9' 6" (2m x 2.9m)

Bedroom 2 13' 5" x 13' 7" (4.1m x 4.15m)

En-suite to Bedroom 2

Bedroom 3 10' 2" x 12' 9" (3.1m x 3.875m)

Bedroom 4 10' 6" x 13' 0" (3.2m x 3.965m)

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Family Bathroom 7' 10" x 7' 7" (2.4m x 2.3m)

Landing

Bedroom Five 16' 5" x 16' 5" (5.0m x 5.0m)

Bedroom Six 16' 5" x 10' 6" (5.0m x 3.20m)

Shower Room 5' 3" x 7' 7" (1.6m x 2.3m)

House area

Ground Floor 110 sqm First Floor 110 sqm

Plot area

360 sqm

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band 2: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

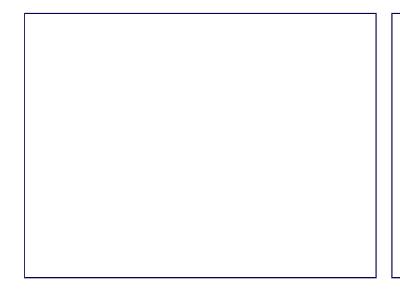
Property Management

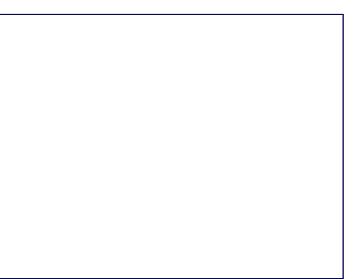
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTAGE OR OTHER LOAN SECURED ON IT.





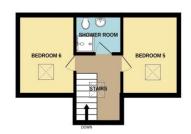
GROUND FLOOR



1ST FLOOR







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission or mis-statement. This pian is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropic sec202 before the services and any and should be accurate Made with Metropic secand before the services and any any second before the services and the second before the services and the second before the second before

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